

PENDLETON-DELUZ

2000 Census Population.....37,012

Community 2020 Target¹34,976

April 2004 WC Map Population38,340



APRIL 2004 WORKING COPY MAP

The key objective for the April 2004 Working Copy map in this community is to maintain the rural character of the region as reflected by the existing agricultural uses and low levels of development. In addition, the map applies rural densities to much of the plan area due to the limited public services, infrastructure, and the physical and environmental constraints of the area.

KEY COMMUNITY ISSUES

- Over 75 percent of the planning area is under the jurisdiction of the military (Camp Pendleton) with the vast majority of the area population located on base
- Preservation of agriculture
- Lack of public services and infrastructure

COMMUNITY-SPECIFIC PLANNING RATIONALE

- There are no village core or village densities within the Pendleton-DeLuz planning area due to a lack of infrastructure and services
- The low-density semi-rural designation reflects agricultural land uses and the existing pattern of development

- Santa Margarita River, upland habitats, and watershed should be designated at rural lands densities

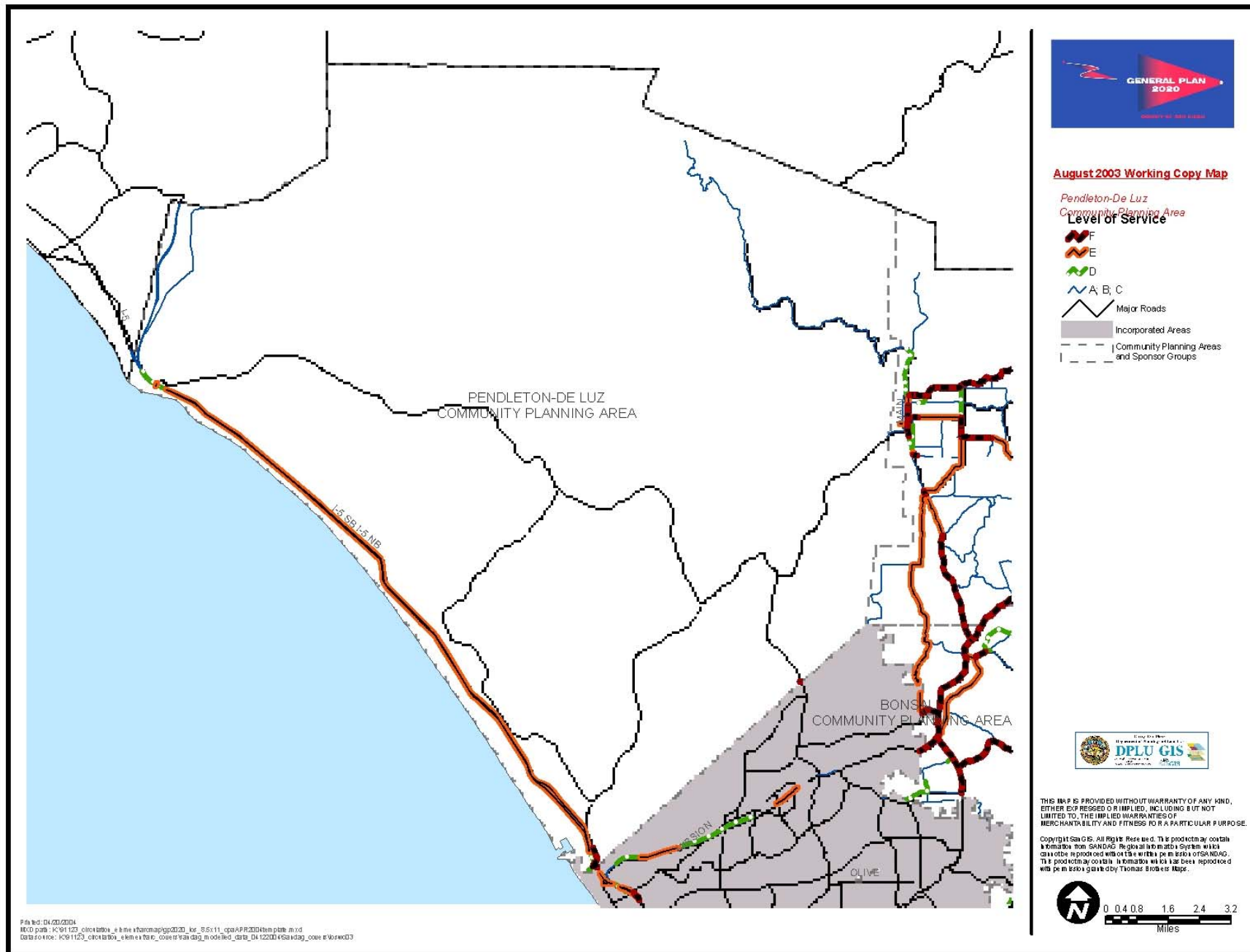
TRAFFIC FORECASTS

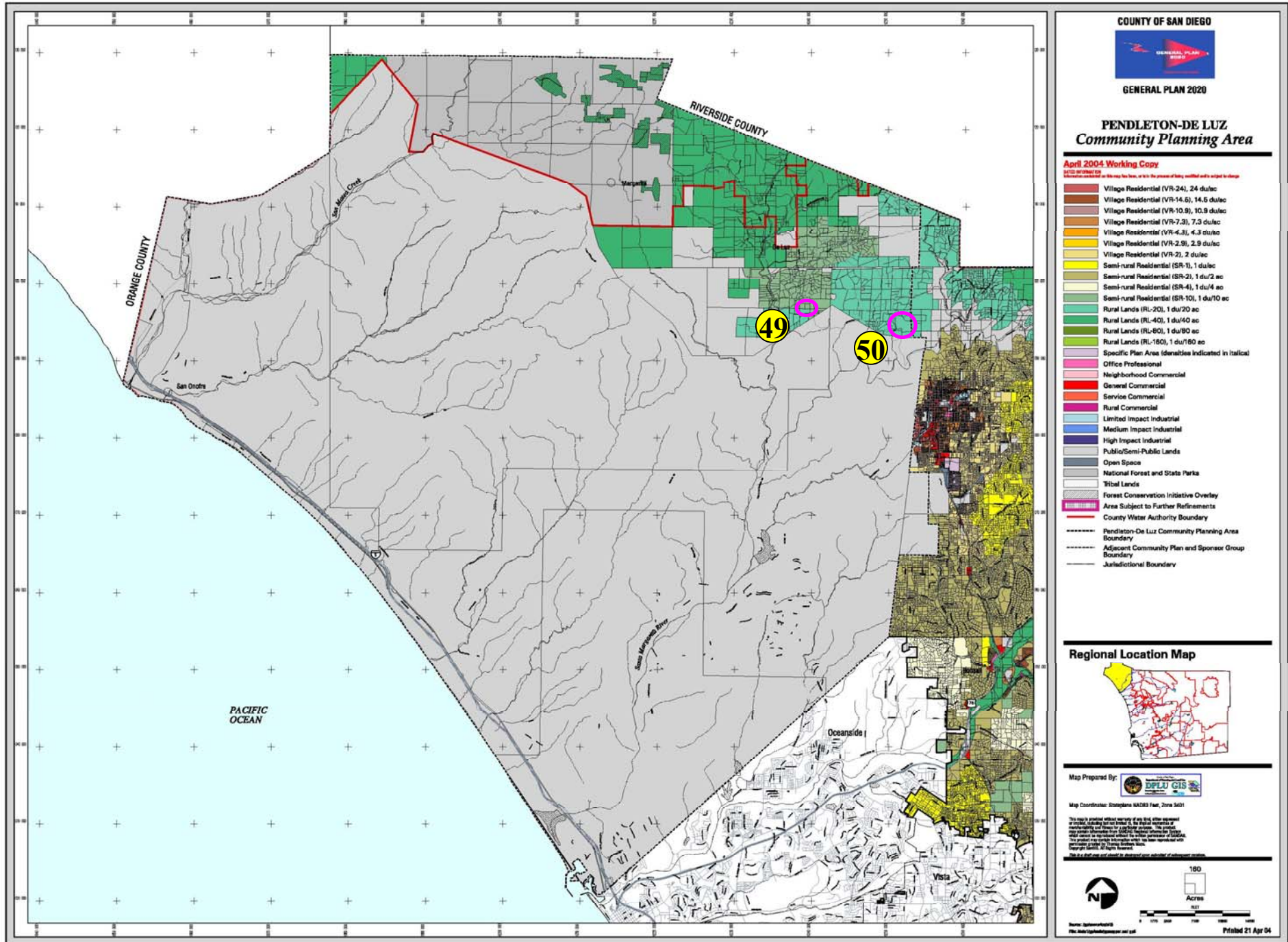
If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts² indicate there would be about 133 lane-miles of roads operating at LOS E or F in Pendleton-DeLuz. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is nearly \$400 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 157 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$840 million for Pendleton-DeLuz.

¹ Community target established prior to availability of 2000 Census data.

² Based on traffic forecasts for the August 2003 Working Copy map.





RESIDENTIAL PROPERTY REFERRALS

49	Roger Townsend and Hadley Johnson		
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>
	<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Assign densities based on the characteristics of the land</i> • <i>Reduce public costs</i> 		<p>This referral is a pipelined project of approximately 20 acres and will continue forward with the density permitted under the existing general plan. With the exception of a semi-rural area that recognizes existing development in the middle of the planning area, Pendleton-DeLuz has been designated as Rural Lands. The community lacks the level of public services and infrastructure that would be necessary to support higher densities. Changing the referral to a density of 1 du/4 acres would create an isolated pocket of development that would be inconsistent with the area.</p>
50	Thure Stedt, Hadley Johnson, and Lynn Hicks		
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>
	<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Assign densities based on the characteristics of the land</i> • <i>Reduce public costs</i> 		<p>This 83-acre referral is an approved Tentative Parcel Map. GP2020 designations will have no effect on the project's density. The referral property borders Camp Pendleton, and it separates the community of De Luz from Fallbrook. It is located in an area where the terrain is rugged and much of the area consists of large agricultural parcels. It is within the proposed North County MSCP preserve area. The region lacks adequate public services and infrastructure and meets all the criteria of Rural Lands. A change to Semi-Rural density (1 du/10 acres) would not be consistent with the characteristics and constraints of the area.</p>